

PLAN SPECIFICATIONS

Owner's Name: _____

Project Location: _____

GENERAL CONDITIONS

- These specifications are intended to supplement the working drawings, which together shall be used for performing the work.
- All building codes, and other applicable local, state, and federal laws, rules and regulations having jurisdiction over this project, shall be part of the specifications and shall be complied with by the owner and the contractor whether herein specified or not.
- All the materials used on this project shall be listed and identified by an approved agency and shall be installed in accordance with any instructions that are part of that listing.

BASIC BUILDING DATA

- Use of Building: _____ (Residence, Storage, Garage, etc)
- Number of Stories: _____ (If more than 3, engineering provided)

Area per Floor	Square Footage
3 rd	
2 nd	
1st	

- Height of Building: _____ (feet)
- Elevation (asl): _____
- Windzone: _____
- Type of Structure: _____ (wood frame, log, steel, etc.)
(If method or material is not addressed by code, engineering provided)
- Exterior Finish: _____

FOOTINGS & FOUNDATIONS

- Footings will bear on undisturbed/virgin soil. (If not engineering will be provided)
- Size of continuous/strip footings: Width _____
Depth _____
- Reinforcing/Rebar - Size: _____
Number _____
- Size of Interior Pier Footings: _____ (Length x Width x Depth)
- Size of Deck/Porch Footings: _____ (Length x Width x Depth)
- Type of Foundation Walls: _____
(If method or material is not addressed by code, engineering provided)
- Thickness of Foundation Walls: _____
- Maximum Unbalanced Fill: _____ (feet)
- Foundation Wall Height _____ (feet)

- Concrete Strength – Footings: _____
Foundation Walls: _____
- Anchor Bolts – Size: _____
Spacing: _____
- Waterproofing Material: _____
- Foundation Drain: _____
- Final grade will be sloped away from the foundation at least 1/2” per foot for the first 10 feet.
- Water runoff from the roof will be controlled.

FLOORS

Floor Joist	Size	Span	Spacing	Grade	Species
3 rd Floor					
2 nd Floor					
1 st Floor					

	Size	# of Members	Spacing of Columns	Grade	Species
Interior Girders					

(If method or material is not addressed by code, engineering provided)

- Columns: Type: _____
Size: _____
- Sheathing Information: _____

WALLS

	Size	Spacing	Height	Grade	Species	Header Size
3 rd Floor						
2 nd Floor						
1 st Floor						

(If method or material is not addressed by code, engineering provided)

- Sheathing Information: _____

ROOF

	Size	Spacing	Span	Grade	Species
Rafters					

- Roof to Wall Attachment Method: _____
- Sheathing Information: _____
- Roof Covering Information: _____
- Ceiling Type: Flat _____ Cathedral _____ Size of Ridge Beam _____

WINDOWS

- DP Rating for Windows and Glass in Doors: _____
- Bedroom windows will comply with egress per R310.1.1
- Size of Windows in Bedrooms: Master _____ BR2 _____ BR3 _____
- Height of all window sills from finished floor _____

FIREPLACE

- Fireplace and Chimney Type: Masonry: _____
Manufactured: _____
(If manufactured, specifications provided)

INSULATION

	R-Values
Roof/Ceiling	
Walls	
Floor	
Closed Crawl Space Wall	
Closed Crawl Space Floor	
Slab	
Basement Wall	
Duct – Conditioned Space	
Duct – Unconditioned Space	
Duct – Semi conditioned Space	

- Energy Efficiency Certificate required on-site at final inspection

ELECTRICAL

- Location of Service: _____
- Size of Service: _____
- Grounding Electrodes: _____

Designer: _____ Phone #: _____

Address: _____

Designer Signature: _____

Contractor: _____